



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 19, 2004

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Map Waiver (Process 3) application to waive the requirements for a Tentative Map to convert two existing residential units to condominiums on a 0.107 acre site. The property is located at 1942 Reed Avenue in the RM-1-1 Zone within the Pacific Beach Community Plan Area, Coastal Overlay (non-appealable), Coastal Height Limit, and Council District 2.

PROJECT NUMBER:	53081
PROJECT NAME:	<u>1942 REED AVENUE MAP WAIVER</u>
CONTACT NAME:	ROBERT BATEMAN
COMMUNITY PLAN AREA:	PACIFIC BEACH

CITY PROJECT MANAGER:	Glenn Gargas
MANAGER PHONE NUMBER:	(619) 446-5142

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. In addition, this item will be discussed by the Community Planning Group for the area in which the project is located. They will make an advisory recommendation to the City of San Diego.

You may contact Mark Mitchell, Chair of the Pacific Beach Community Planning Committee, at (858) 483-2695 to inquire about the community planning group meeting dates, times, and location for community review of this project.

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7580, or find the details on their website at:
<http://www.sdhc.net/haotherprog1h.shtml>.

If you have any questions regarding this application after reviewing this information, you can call the City of San Diego Project Manager listed above.

This information will be made available in alternative formats upon request.

Job Order No. 42-3538